



Agenda Item Number: 2006-3-6J

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 14, 2006

Department: Infrastructure Planning **Staff Contact:** Tim West, Deputy County Manager for Public Works
and Geo Resources Steve Miller, Department Director
Raymond Orona, Rights of Way Manager

TITLE: Acquisition of Property for the Isleta Phase II Reconstruction Project

ACTION: Motion to approve:

1. Acquisition of property for Rights-of-Way from Louise P. Marquez Tilden, Robert Tilden and Loretta Nesting-Glass.
2. Relocation Benefits to the owners per federal regulations.

SUMMARY:

This property is needed as permanent rights-of-way for construction of the Isleta Phase II Project. The action consists of payment for a total land taking of 35,557 square feet and existing improvements. In addition, this taking requires the relocation of the resident owners to be accomplished per state and federal regulations.

The property taken was appraised and an offer to purchase was made accordingly. Also, the owner's right under the Federal Uniform Relocation Act had been determined and presented cooperatively with the offer to purchase. The owners accepted the joint offer contingent upon expedient closing of their replacement property which is currently in progress. The Right of Way Section and the Real Estate Committee recommend that the Board approve these actions. The details for the appraised values of this rights-of-way taking are as follows:

Summary of fair market value and offer for Land:	
Parcel 7-16, 7-16NRW 35,557SF @ \$2,85/SF = \$101,350@	\$253,750.00
Improvements = \$152,400.00	
Replacement Housing Payment	79,200.00
Handicapped assessable stove	1,500.00
Incidental Expenses (Closing Costs)	5,500.00
Moving Expenses	<u>5,000.00</u>
Total Compensation and Relocation Benefits	\$344,950.00

ATTACHMENTS:

1. Parcel Descriptions
2. Zone Atlas page
3. Two (2) Original Contracts
4. Valuation Analysis
5. Real Estate Committee Condemnation Approval

FISCAL IMPACT

Isleta Boulevard

Reconstruction Project Phase II

BC12-538052-79FF

\$344,950.00

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

This purchase is needed for the Isleta Blvd. Phase II Reconstruction Project. I recommend Board approval. TL 03/07/2006

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

The property owner is in full agreement with the settlement as offered. The property is needed to enable the reconstruction of Isleta Boulevard and the cost is fully reimbursed from Federal funds. I recommend approval. TW 3/1/06

LEGAL

The proposed action complies with state and federal laws and regulations. JSL 3/2/06

FINANCE

Budget	Approval will allow the County to acquire the property. The funding is available from federal grant funds in the line item noted above. Amy Childers, Financial Specialist 2/21/06
Purchasing	No comment required as the acquisition of Real Property is not covered by the provisions of the State Procurement Code per Section 13-1-30 NMSA 1978. R. Suazo, Purchasing Administrator 3/1/06
Contracts	Contract Control Number 2006-0068 has been issued for the Contract for the acquisition of parcel 7-16 and 7-16NRW from Louise P. Marquez Tilden, Robert Tilden and Loretta Nesting-Glass. Rosanna Suazo, Purchasing Administrator 3/1/06
Risk Management	No comment necessary. David Baca, Risk Management 2/21/06